



**129 W 2 Avenue N**  
**Magrath, Alberta**

**MLS # A2144678**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Dishwasher.

Built in 2017, this expertly designed bungalow is a perfect family home in Magrath! It features an attached 2-car garage with separate bays and a full concrete driveway. The main floor has amazing 9-foot ceilings, an open concept kitchen with a walk-in pantry, ample cupboard and counter space as well as a huge island, beautiful ceramic tile and mosaic backsplash, and stainless steel appliances. Complementing the kitchen design are long lasting and low maintenance vinyl panel flooring throughout the kitchen and dining areas, and there is a cozy living room on the main floor with carpeting throughout. There are 2 bedrooms and 2 bathrooms on the main floor, the primary suite includes a gorgeous window with natural light, a walk-in closet and a beautiful full ensuite bath. The fully finished basement has 3 full bedrooms and 1 full bathroom. Two of the bedrooms have standard closets, one has a walk-in closet. The basement has lots of natural light, a large family room with lots of room to entertain. The basement includes a big laundry room, as well as hallway storage, a linen closet, and the mechanical room. This home is warm all winter with an efficient furnace and cool on our hottest summer days with an amazing air conditioning system. There is ample space in the front yard with a covered front porch, the yard is fully finished with resilient sod and has nice deck off the back of the house for your outdoor living. The property is located on a fully paved street near parks, walking trails, and enjoys all the perks of small town living close all the local amenities. This is the perfect home to raise a family in, located in a wonderful neighbourhood with an ideal commute to Lethbridge.